

*** MEMORANDUM ***

TO: Interested Parties

FROM: Chris Andersen, Senior Planner
Department of Planning, Building, and Community

DATE: September 9, 2009

RE: **Notice of Determination of Non-Significance (SEP09-0028) for City of Auburn
Zoning Code Amendments – Phase 2, Tier 1.**

Please find enclosed a copy of the determination of non-significance in accordance with 197-11-340(2) for the above referenced project. Also included are the following:

1. Environmental Checklist and Final Staff Evaluation
2. Draft Text Amendments, Title 18 Auburn City Code

If you have any questions regarding this process or would like to received additional documentation on the proposed amendments, please contact Chris Andersen, Senior Planner, at 253-876-1962 or via e-mail at candersen@auburnwa.gov

Determination of Non-Significance SEP09-0028

**Description of
Proposal:**

City of Auburn Zoning Code Update - Phase 2, Tier 1 (see detailed description of proposal on attached page).

Proponent:

Chris Andersen, Senior Planner
City of Auburn Planning, Building, and Community Department

Location:

City-wide and within the City of Auburn's potential annexation areas.

Lead Agency:

City of Auburn

The lead agency for this proposal has determined that it does not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued below. Comments must be submitted by 5:00 p.m. on **September 23, 2009** and should be submitted to the Responsible Official listed below.

Responsible Official:

Cynthia Baker, AICP

Position/Title:

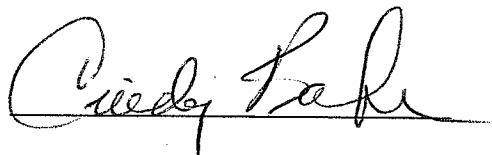
Director of Planning, Building, and Community Department

Address:

25 West Main Street
Auburn, Washington 98001
253-931-3090

Date Issued: **September 9, 2009**

Signature:



Note: This determination does not constitute approval of the proposal. Approval of the proposal can only be made by the legislative or administrative body vested with that authority. The proposal will be required to meet all applicable regulations.

Any person aggrieved of this final determination may file an appeal with the Auburn City Clerk within 14 days of the date of issuance of this notice. All appeals of the above determination must be filed by 5:00 P.M. on **September 23, 2009 with required fee.**

Description of Proposal

The proposal adds new sections and amends the following existing chapters/sections of Title 18 of the Auburn City Code (ACC) as follows:

a. Amendments relating to temporary uses, affected chapters/sections of Title 18 ACC:

Chapter 18.46 (Temporary Uses) affecting Sections 18.46.010 through 18.46.090, and adding new sections;

b. Amendments relating to administrative and conditional uses, affected chapters/sections of Title 18 ACC:

Chapter 18.02 (General Provisions) affecting Section 18.02.120;

Chapter 18.04 (Definitions) affecting Section 18.04.752, and adding new sections;

Chapter 18.07 (Residential Zones) affecting Section 18.07.020;

Chapter 18.09 (Manufactured/Mobile Home Community Zone) affecting Section 18.09.020;

Chapter 18.22 (Residential Office and Residential Office-Hospital District) affecting Sections 18.22.020 and 18.22.030, and adding new section

Chapter 18.24 (Neighborhood Shopping District) affecting Section 18.24.030, and adding new section;

Chapter 18.26 (Light Commercial District) affecting Sections 18.26.020 and 18.26.030, and adding new section;

Chapter 18.28 (Central Business District) affecting Sections 18.28.020 and 18.28.030, and adding new section;

Chapter 18.29 (Downtown Urban Center District) affecting Section 18.29.055, and adding new section;

Chapter 18.30 (Heavy Commercial District) affecting Section 18.30.030, and adding new section;

Chapter 18.32 (Light Industrial District) affecting Sections 18.32.020 and 18.32.040, and adding new section;

Chapter 18.33 (Environmental Park District) affecting Sections 18.33.030 and 18.33.050;

Chapter 18.34 (Heavy Industrial District) affecting Section 18.34.040, and adding new section;

Chapter 18.44 (Institutional Use District) affecting Section 18.44.030, and adding new section;

Chapter 18.50 (Landscaping and Screening) affecting Section 18.50.050;

Chapter 18.54 (Nonconforming Structures, Land and Uses) affecting Section 18.54.060; Chapter 18.64 (Administrative and Conditional Use Permits) affecting Sections 18.64.010 through 18.64.070, and adding new sections;

Chapter 18.70 (Variances, Special Exceptions, and Administrative Appeals) affecting Sections 18.70.010 and 18.70.020;

Chapter 18.76 (Planned Unit Development District-Lakeland Hills South affecting Sections 18.76.040, and adding new section; and

Chapter 18.78 (Terrace View District) affecting Section 18.78.020.

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A BACKGROUND**1. Name of proposed project, if applicable:**

City of Auburn Zoning Code Update - Phase 2, Tier 1

2. Name of applicant:

City of Auburn

3. Address and phone number of applicant and contact person:

Planning, Building, and Community Department
City of Auburn
25 West Main Street
Auburn, WA 98001
(253) 931-3090
Attn: Chris Andersen, Senior Planner

4. Date checklist prepared:

September 8, 2009

5. Agency requesting checklist:

City of Auburn

6. Proposed timing or schedule (including phasing, if applicable):

This nonproject action is part of the second of two phases of a project to update the City's development code that is anticipated to be completed in December 2009. Phase 1 of the project involved the amendment of Title 17 (Land Adjustments and Divisions) and the portions of Title 18 (Zoning) relating to residential zones and uses and was completed in June 2009. The amendments proposed in this action are currently scheduled for Planning Commission review and public hearing in September 2009, and City Council consideration and adoption in October 2009. The remaining issues to be addressed as part of Phase 2 are scheduled for City Council consideration in December 2009.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Nonproject action. This nonproject SEPA Environmental Checklist addresses proposed amendments to Title 18 (Zoning) of the Auburn City Code (ACC) relating to two issue areas identified as part of Phase 2 of the City's development code update.

These include:

- 1) Amendments to Chapter 18.46 ACC relating to the review and approval process and requirements for temporary use permits; and
- 2) Amendments to multiple chapters of Title 18 relating to the review and approval process and requirements for administrative and conditional use permits.

Other remaining issues that have been identified for potential amendments in December 2009 as part of Phase 2 of the update include the following:

- Evaluation and update of uses in the M-1 Light Industrial District
- Update of uses and development standards in the EP Environmental Park District
- Incorporation of sustainability principles, standards, and practices into the Title 18 ACC
- Establish flexible development alternatives for commercial and industrial uses
- Establishment of a site plan review process
- Update of the Landing Field District
- Development of regulations to implement Special Plan Area policies in City of Auburn Comprehensive Plan
- Review and update of City of Auburn parking standards
- Codifying previous Director's administrative interpretations
- Courtyard Housing demonstration ordinance (carry over from Phase 1)
- Phase 1 implementation and housekeeping amendments

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

City of Auburn. Determination of Non-Significance SEP09-0025 – City of Auburn Zoning Code Amendments - Chapter 18.56 Auburn City Code. August 21, 2009.

City of Auburn. Determination of Non-Significance SEP09-0021 – City of Auburn Zoning Code Amendments - Chapters 18.04 and 18.26 ACC. July 30, 2009.

City of Auburn. Final Determination of Non-Significance SEP09-0012 - Amendments to Title 17-Subdivisions and Title 18-Zoning, of the Auburn City Code, and amendments to the Auburn Comprehensive Zoning Map. May 2009.

City of Auburn. Final Determination of Non-Significance – 2008 Comprehensive Plan amendments. August 2008.

City of Auburn. Final Determination of Non-Significance—2007 Comprehensive Plan amendments. August 2007.

City of Auburn. Final Determination of Non-Significance – 2006 Comprehensive Plan amendments. August 2006.

City of Auburn. Final Determination of Non-Significance – 2005 Comprehensive Plan amendments. September 2005.

City of Auburn. Final Determination of Non-Significance - 2004 Comprehensive Plan amendments. September 2004.

City of Auburn. Final Determination of Non-Significance - 2003 Comprehensive Plan amendments. October 2003.

City of Auburn. Final Determination of Non-Significance - 2002 Comprehensive Plan amendments. October 2002.

City of Auburn. Final Determination of Non-Significance - 2001 Comprehensive Plan amendments. October 2001.

City of Auburn - Auburn Downtown Plan/Final EIS. April 2001.

City of Auburn - Final Determination of Non-Significance - 2000 Comprehensive Plan amendments. October 2000.

City of Auburn - Final Determination of Non-Significance - 1999 Comprehensive Plan amendments. September 1999.

City of Auburn - Final Determination of Non-Significance - 1998 Comprehensive Plan amendments. November 1998.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1997 Comprehensive Plan amendments. November 1997.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1996 Comprehensive Plan Amendments. November 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Central Puget Sound Growth Management Hearings Board Decision. October 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1995 Comprehensive Plan Amendments. November 1995.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Washington State Growth Management Act. October 1994.

City of Auburn - Final Environmental Impact Statement - City of Auburn Comprehensive Plan: Staff Draft and Recommendations. May 1986.

City of Auburn.-Final Determination of Non-Significance - Downtown Design Study. April 1990.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments on City Expansion and Urban Growth. July 1991.

City of Auburn - Final Environmental Impact Statement: Auburn North CBD Analysis. November 1991.

City of Auburn -Final Determination of Non-Significance - Comprehensive Plan Amendments on Sensitive and Critical Lands. January 1992.

King County Parks, Planning and Resources Department - Final Environmental Impact Statement: Soos Creek Community Plan Update. December 1991.

King County Parks, Planning and Resources Department - Final Supplemental Environmental Impact Statement: Countywide Planning Policies Proposed Amendments. May 1994.

King County Parks, Planning and Resources Department - Supplemental Environmental Impact Statement: King County Comprehensive Plan. July 1994.

Pierce County, Department of Planning and Land Services - Proposed Lakeland Hills South Mining and Reclamation Plan and Planned Community Development: Final Environmental Impact Statement. July 21, 1992.

Pierce County, Department of Planning and Land Services - Comprehensive Plan for Pierce County, Washington: Final EIS. September 20, 1993.

Pierce County, Department of Planning and Land Services - Final Supplemental EIS for the Comprehensive Plan for Pierce County, Washington. June 1994.

Puget Sound Council of Governments - Final Environmental Impact Statement - Vision 2020: Growth Strategy and Transportation Plan for the Central Puget Sound Region. September 1990.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Non-project action. The proposed amendments would be applicable City-wide to properties in all zoning districts. Some of the affected properties may have pending applications for government approvals of other proposals.

10. List any government approvals or permits that will be needed for your proposal, if known.

The City of Auburn Planning Commission will hold a public hearing on the proposed development code update amendments addressed in this environmental checklist and will forward a recommendation to the Auburn City Council. The City Council may or may not hold a public hearing prior to taking action adopting, adopting in part, or not adopting the amendments.

Although not an approval or permit, the proposed amendments area also subject to State Agency review pursuant to RCW 36.70A.106.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal adds new sections and amends the following existing chapters/sections of Title 18 of the Auburn City Code (ACC) as follows:

- a. Amendments relating to the regulation of temporary uses, and addressing the following areas: intent of temporary use regulations; when permit approval is required; application requirements and review process for temporary use permits; procedures for appeal of permit decisions; exemptions to permit requirements; coordination of temporary use regulations with other City codes; types of temporary use permits; approval criteria for temporary use permits; performance standards for temporary use permits; time limitations for temporary use permits; limitations on activity authorized by temporary use permits; permit revocation; removal of temporary uses; and assurance devices.

Affected chapters/sections of Title 18 ACC:

Chapter 18.46 (Temporary Uses) affecting Sections 18.46.010 through 18.46.090, and adding new sections;

- b. Amendments relating to the regulation of administrative and conditional uses, and addressing the following areas: establishing administrative uses as a use type; definitions for administrative use and prohibited use; permitted, administrative, conditional, and prohibited uses within zoning districts; relationship of administrative uses to supplemental standards for the EP environmental park district; relationship of administrative and conditional uses to landscaping requirements; relationship of administrative and conditional uses to nonconforming uses and structures; intent of administrative and conditional use regulations; review process; application requirements and process for administrative and conditional use permits; site plan requirements for administrative and conditional use permits; findings of fact required for approval of administrative and conditional use permits; conditions and periods of approval for administrative and conditional use permits; procedures for appeals of permit decisions; time limitations for administrative and conditional use permits; revocation of conditional use permits; and relationship to administrative and conditional use permits to variances, special exceptions, and administrative appeals.

Affected chapters/sections of Title 18 ACC:

Chapter 18.02 (General Provisions) affecting Section 18.02.120;
 Chapter 18.04 (Definitions) affecting Section 18.04.752, and adding new sections;
 Chapter 18.07 (Residential Zones) affecting Section 18.07.020;
 Chapter 18.09 (Manufactured/Mobile Home Community Zone) affecting Section 18.09.020;
 Chapter 18.22 (Residential Office and Residential Office-Hospital District) affecting Sections 18.22.020 and 18.22.030, and adding new section
 Chapter 18.24 (Neighborhood Shopping District) affecting Section 18.24.030, and adding new section;
 Chapter 18.26 (Light Commercial District) affecting Sections 18.26.020 and 18.26.030, and adding new section;
 Chapter 18.28 (Central Business District) affecting Sections 18.28.020 and 18.28.030, and adding new section;
 Chapter 18.29 (Downtown Urban Center District) affecting Section 18.29.055, and adding new section;
 Chapter 18.30 (Heavy Commercial District) affecting Section 18.30.030, and adding new section;
 Chapter 18.32 (Light Industrial District) affecting Sections 18.32.020 and 18.32.040, and adding new section;
 Chapter 18.33 (Environmental Park District) affecting Sections 18.33.030 and 18.33.050;
 Chapter 18.34 (Heavy Industrial District) affecting Section 18.34.040, and adding new section;
 Chapter 18.44 (Institutional Use District) affecting Section 18.44.030, and adding new section;
 Chapter 18.50 (Landscaping and Screening) affecting Section 18.50.050;
 Chapter 18.54 (Nonconforming Structures, Land and Uses) affecting Section 18.54.060;
 Chapter 18.64 (Administrative and Conditional Use Permits) affecting Sections 18.64.010 through 18.64.070, and adding new sections;
 Chapter 18.70 (Variances, Special Exceptions, and Administrative Appeals) affecting Sections 18.70.010 and 18.70.020;

Chapter 18.76 (Planned Unit Development District-Lakeland Hills South affecting Sections 18.76.040, and adding new section; and Chapter 18.78 (Terrace View District) affecting Section 18.78.020.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

This is a nonproject action located within the City of Auburn municipal boundaries and potential annexation areas (PAAs).

B ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other**

The City of Auburn is characterized by a relatively flat valley floor bordered by steep hillsides and upland plateaus overlooking the valley. See Section D, Nonproject Action.

- b. What is the steepest slope on the site (approximate percent slope)?**

The slopes vary in the city and PAA areas, but in some locations slopes associated with the valley walls reach 100%. See Section D, Nonproject Action.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

See Section D, Nonproject Action. The valley floor is made up primarily of soils of the Oridia, Renton, Snohomish, and Briscott series. These soils are poorly drained and formed in the alluvium (river sediments) associated with the White and Green rivers. These are considered good agricultural soils, though in many areas, are not well-drained. There is no designated farmland within the City of Auburn.

The hillsides and plateaus are made up of primarily Alderwood associated soils and a small amount of Everett associated soils (U.S. Department of Agriculture, 1973). Alderwood soils are moderately well drained gravelly sandy loams 20-40 inches deep. Beneath these soils is glacial til with low permeability. Roots penetrate easily to the hardpan layer. Runoff potential is slow to medium. Erosion and slippage hazard is moderate, ranging to severe on steeper slope phases. The Everett series consists of somewhat excessively drained soils that are underlain by very gravelly sand. These soils formed in very gravelly glacial outwash deposits under conifers. They are found on terraces and terrace fronts and are gently undulating to moderately steep.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

See Section D, Nonproject Action. Many factors affect slope stability including soil type, parent material, slope and drainage. These factors can be further affected by human intervention such as slope alteration, and vegetation removal. The city has identified categories of geologic hazard areas and inventoried these areas. Maps of the erosion and landslide hazard areas are provided as Maps 9.6 and 9.7, respectively in the City's Comprehensive Plan.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

See Section D, Nonproject Action. Not applicable. The proposed amendments to Title 17 and 18 are non-project actions, no site alteration, construction, or earthwork is proposed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

See Section D, Nonproject Action. Not applicable. The action does not involve site specific development proposals.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

See Section D, Nonproject Action. This is a non-project action, no site specific erosion control is proposed. However, the existing comprehensive plan includes numerous policies to reduce or control erosion through the use of best management practices, landscaping requirements, limitations on alteration of steep slopes and other critical areas protections. Impacts to earth will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

The city also has adopted a City Engineering Design Standards Manual and a City Construction Standards Manual that address erosion impacts (ACC Chapter 12.04 as referenced by ACC 15.74).

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Citywide nonproject action - See Section D, Nonproject Action. The major bodies of water within Auburn are the Green River, the White River, Mill Creek, Bowman Creek, and White

Lake. The city has conducted an inventory of wetlands within the city limits. These are shown on Map 9.3 of the City's Comprehensive Plan. Shorelines of the State are reflected in Auburn's recently adopted revised Shorelines Master Program in April 2009.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

See Section D, Nonproject Action. Several areas within Auburn lie within the 100-year floodplain of the Green or White River and Mill Creek. The 100-year floodplain areas as well as frequently flooded areas (as defined by the City of Auburn Public Works Department) are shown on Map 9.4 of the City's Comprehensive Plan.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

See Section D, Nonproject Action. Not applicable. This is non-project action.

4. Plants

- a. Check or circle types of vegetation found on the site:**

<u> X </u>	deciduous tree: alder, maple, aspen, other
<u> X </u>	evergreen tree: fir, cedar, pine, other
<u> X </u>	Shrubs
<u> X </u>	Grass
<u> X </u>	Pasture
<u> X </u>	crop or grain
<u> X </u>	wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
<u> X </u>	water plants: water lily, eelgrass, milfoil, other
<u> X </u>	other types of vegetation

See Section D, Nonproject Action.

- b. What kind and amount of vegetation will be removed or altered?**

See Section D, Nonproject Action. However, in general urban development can result in the removal or alteration of vegetation. City standards address critical areas protection, e.g. wetlands, and landscaping.

- c. List threatened or endangered species known to be on or near the site.**

See Section D, Nonproject Action. None known at this time.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

The City Comprehensive Plan includes policies on retaining vegetation, ACC Chapter 15.74 governs tree and vegetation retention, and the City's landscaping regulations (ACC 18.50) govern landscaping within the City. See Section D, Nonproject Action. This is a non-project action.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

_____ hawk, heron, eagle, songbirds, other: geese, ducks,
crows, etc.

_____ mammals: deer, bear, elk, beaver, other: urban
animals such as dogs, cats, squirrels, rodents,
opossums, raccoons, etc. are also present in the city

_____ fish: bass, salmon, trout, herring, shellfish, other:

See Section D, Nonproject Action.

- b. List any threatened or endangered species known to be on or near the site.**

See Section D, Nonproject Action. There are nesting/breeding sites of bald eagles, great blue herons and green back heron within Auburn as shown on Map 9.2 of the City's Comprehensive Plan. The Environmental Impact Statement for the Auburn Thoroughbred Racetrack indicates that peregrine falcons, bald eagles, and the Aleutian Canadian Goose have been seen in the Auburn area.

Chinook salmon are currently listed as a threatened species by the National Marine Fisheries Service (NMFS). Bull trout are also listed. Chinook salmon are known to use the Green and White Rivers.

- c. Is the site part of a migration route? If so, explain.**

See Section D, Nonproject Action. Auburn is a portion of the Pacific Flyway for migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any:**

The City's Comprehensive Plan includes policies that encourage preservation of wildlife habitat and environmental features supportive of wildlife habitat. In addition, the City's critical areas regulations (Chapter 16.10 of the ACC) offers protection for critical wildlife habitat, among other things. See Section D, Nonproject Action. This is a non-project action.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- 1) Describe special emergency services that might be required.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- 2) Proposed measures to reduce or control environmental health hazards, if any:**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

8. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control noise impacts, if any:**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

9. Land and shoreline use

- a. What is the current use of the site and adjacent properties?**

See Section D, Nonproject Action. The City contains a variety of land uses including residential, industrial, commercial, open space, and public land uses.

- b. Has the site been used for agriculture? If so, describe.**

See Section D, Nonproject Action. Much of Green River Valley and the City of Auburn were used for agriculture at some time in the past. Over the last several decades, rapid growth in the area resulted in much of the agricultural land converting to urban uses. No land within the city is designated as agricultural in city plans or zoning code, though some parcels continue to be farmed.

c. Describe any structures on the site.

See Section D, Nonproject Action. Structures within the city and Potential Annexation Areas (PAA) range from small single family detached homes to large industrial and warehousing facilities. Properties subject to plan map amendments range in use, as examples, from vacant land, schools, residential, commercial to those that appear as primarily wetlands.

d. Will any structures be demolished? If so, what?

See Section D, Nonproject Action. Not applicable. This is a non-project action.

e. What is the current zoning classification of the site?

See Section D, Nonproject Action. The proposed amendments would be applicable City-wide to properties in all zoning districts as shown on the City of Auburn Comprehensive Zoning Map.

f. What is the current comprehensive plan designation of the site?

See Section D, Nonproject Action. The proposed amendments would be applicable City-wide. A Comprehensive Plan map of the City is contained in the City's Comprehensive Plan and includes 13 different plan designations.

g. If applicable, what is the current shoreline master program designation of the site?

See Section D, Nonproject Action. Portions of the City along the Green and White Rivers fall under the Shoreline Master Program. A map of the shoreline designations for those areas is Map 9.1 of the City's Comprehensive Plan. Shorelines of the State are reflected in Auburn's recently adopted revised Shorelines Master Program in April 2009.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

See Section D, Nonproject Action. Not applicable. This is a non-project action. However, areas of the city do contain sensitive areas and the regulation and protection of sensitive areas are addressed through the city's critical areas ordinance.

i. Approximately how many people would reside or work in the completed project?

See Section D, Nonproject Action. Not applicable. This is a non-project action and no specific development is proposed.

j. Approximately how many people would the completed project displace?

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action and no specific development is proposed.

k. Proposed measures to avoid or reduce displacement impacts, if any:

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action and no specific development is proposed.

TO BE COMPLETED BY APPLICANT

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

See Section D, Nonproject Action. This proposal is to amend the City of Auburn Zoning Code as described in response to the environmental checklist application question A.11 above. The proposed amendments are consistent with Comprehensive Plan policies as described in Section D.

Also, the proposed amendments are circulated to State agencies for review in accordance with RCW 36.70A.106.

10. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

See Section D, Nonproject Action. None. This proposal is a non-project action.

c. Proposed measures to reduce or control housing impacts, if any:

See Section D, Nonproject Action. None specifically, as this is a non-project action.

11. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

See Section D, Nonproject Action. None specifically, as this is a non-project action.

b. What views in the immediate vicinity would be altered or obstructed?

See Section D, Nonproject Action. None specifically, as this is a non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any:

See Section D, Nonproject Action. None specifically, as this is a non-project action.

12. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

13. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

See Section D, Nonproject Action. The City of Auburn provides a full range of parks and recreational facilities. Map 11.1 of the City's Comprehensive Plan shows the location of these facilities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

14. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

See Section D, Nonproject Action. The following sites in the City of Auburn are listed on the National Register of Historic Places and the Washington State Heritage Register: Auburn Public Library, 306 Auburn Avenue NE; Auburn Post Office, 20 Auburn Avenue NE; Oscar Blomeen House, 324 B Street NE; Mary Olson Farm, 28728 Green River Road NE. Additionally, the Auburn Masonic Temple located at 310 East Main Street is designated as a City of Auburn Landmark..

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

See Section D, Nonproject Action. Several Indian campsites have been identified along the Green and White rivers in the Auburn Thoroughbred Racetrack EIS and in preliminary work for the Army Corps of Engineers' Special Area Management Plan.

c. Proposed measures to reduce or control impacts, if any:

See Section D, Nonproject Action. Auburn City Code Chapter 18.49-Flexible Development Alternatives and Chapter 18.25-Infill Residential Development Standards provide incentives for additional measures of protection and/or restoration beyond those otherwise required under Federal/State law and Auburn City Code for sites of historic or cultural significance.

This proposal is a non-project action. All non-exempt projects will be required to conduct project-level SEPA analysis.

15. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

See Section D, Nonproject Action. Figure 2-1 of the Comprehensive Transportation Plan (transportation element) shows the City's current and future classified street system.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

See Section D, Nonproject Action. Figure 4-1 of the Comprehensive Transportation Plan (transportation element) shows the location of public transit routes within the City. Also, a Sound Transit commuter rail station exists along the Burlington Northern Santa Fe railroad right-of-way just south of West Main Street and east of C Street SW.

c. How many parking spaces would the completed project have? How many would the project eliminate?

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

See Section D, Nonproject Action. There is no water transportation in the Auburn area other than for recreational uses. The area is particularly well served by rail. At this time, local freight service is available. Burlington Northern Santa Fe and Union Pacific both operate freight lines within Auburn. Auburn is also a commuter rail station site for the Sounder commuter rail line between Tacoma and Seattle. Service began September 18, 2000. Amtrak trains pass through Auburn but do not stop here. The Auburn Municipal Airport is located north of 15th Street NE.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

See Section D, Nonproject Action.

16. Public services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The proposal is not expected to affect the total number of housing units, the number or types of commercial developments that could be built, or to result in an increased need for public services as compared with the current zoning regulations.

See Section D, Nonproject Action.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

See Section D, Nonproject Action. The comprehensive plan contains policies that seek to maintain a sufficient level of service for public services as development occurs. Also, Auburn reviews the impacts of significant development on these public services during project-level review and SEPA. Mitigation measures are required to reduce significant adverse impacts.

17. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

All of the above utilities are available within the City of Auburn.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

This is a non-project action. However, the Comprehensive Plan includes a utilities element (as required by the Growth Management Act), which describes the utilities that serve the Auburn area and includes policies for their provision.

Also, the city actively engages in planning for public facilities. The Comprehensive Water Plan and Comprehensive Sewer Plan were adopted by the city in 2001. The Comprehensive Drainage Plan was adopted in 2002. A new six year Capital Facilities Plan was adopted in 2008 (2009-2014).

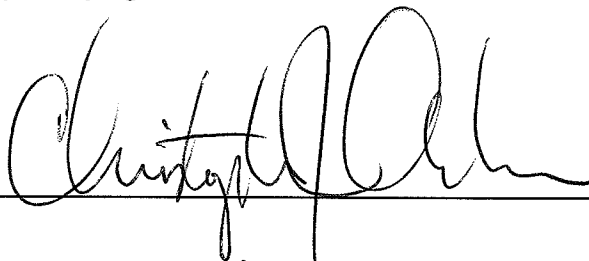
These plans ensure that utility impacts are adequately monitored and evaluated on a project level and city-wide basis.

TO BE COMPLETED BY APPLICANT

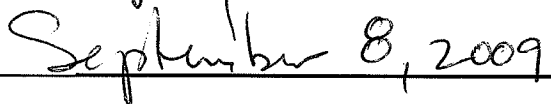
C SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

A handwritten signature in black ink, appearing to read "Christopher Allen", written over a horizontal line.

Date Submitted:

A handwritten date "September 8, 2009" in black ink, written over a horizontal line.

D SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal would not be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise. This nonproject action does not affect the existing City performance standards currently contained in ACC 18.31 that regulate noise, emissions to air; production, storage, or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

The City of Auburn Comprehensive Plan contains provisions to reduce increases or emissions caused by new development. Emphasis in the Comprehensive Plan on reducing the reliance on the automobile for transportation should reduce the amount of emissions to the air. Policies in the Environment Chapter also provide guidance in the review of development proposals to encourage native vegetation. This supports wildlife habitat areas, particularly near streams, as the policies assist the City in addressing adverse impacts to water quality and wildlife habitat from runoff since native plantings may require less pesticide use.

Non-exempt development will be subject to SEPA requirements to evaluate and mitigate impacts related to discharges, emissions, and the release of toxic substances. Evaluation of the site specific proposals will be based on the policies of the Comprehensive Plan and appropriate mitigation will take place on a case by case basis.

City development standards including but not limited to the critical areas ordinance (ACC 16.10), shoreline master program regulations (ACC 16.08), the City's Engineering Design Standard and Construction Standard Manuals (ACC 12.04) also provide additional protection for these types of impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Generally, the proposal will not directly affect plants, animals, fish, or marine life.

The proposed amendments would not affect the City's critical areas regulations and they are not expected change the developable area of the City. The proposed amendments would not introduce any new land uses in areas where they are not currently allowed.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Generally, the adopted Auburn Comprehensive Plan and critical areas ordinance seek to protect and conserve plants, animals, fish, and marine life. SEPA environmental review of all non-exempt development is conducted to measure and mitigate impacts. Evaluation based on the policies of the Auburn Comprehensive Plan and appropriate mitigation will take place for each future development proposal on a case-by-case basis.

Policies within the Environment Chapter also provide guidance in the review of development proposals to encourage native vegetation be used and/or retained. This should support wildlife habitat areas, particularly near streams as the policies assist the city in addressing adverse runoff impacts to water quality and wildlife habitat since native plantings may require less pesticide use.

City development standards including but not limited to the critical areas ordinance and the shoreline master program regulations also provide additional protection for these types of impacts.

3. How would the proposal be likely to deplete energy or natural resources?

There are no expected significant increases in the use of energy or natural resources resulting from the amendments being proposed to the over what might occur under existing sign code regulations.

Proposed measures to protect or conserve energy and natural resources are:

None specifically, as this is a non-project action. However, in addition to the provisions of the Auburn Energy Management Plan (adopted in 1986), which encourages energy conservation in public buildings, street lighting, and recycling, the comprehensive plan places an emphasis on providing for alternative methods of travel to the automobile such as transit, walking, and biking.

An environmental review under SEPA of all non-exempt development will be conducted to measure the project impacts.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal will amend the City's regulations regarding temporary use permits, administrative use permits, and conditional use permits. There are no proposed changes to the City's critical area regulations which govern environmentally sensitive areas (ACC 16.10). The proposal is unlikely to affect environmentally sensitive areas or areas designated for governmental protection.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The comprehensive plan and, in particular, the critical areas ordinance (ACC 16.10), seek to protect environmentally sensitive areas (wetlands, streams, geologically hazard areas, floodplain, wildlife habitat, and aquifer recharge areas) and to reduce the impacts of development on them. The Auburn Comprehensive Plan provides for the implementation of innovative land management techniques to protect these resources. Among the innovative land management techniques, the Flexible Development Alternatives Chapter (ACC 18.49) includes incentives for enhancement or restoration of critical area buffers, and/or encouraging development to locate farther from critical areas than currently required by code.

SEPA environmental review for all non-exempt development will be conducted to evaluate impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal will amend the City's regulations regarding temporary use permits, administrative use permits, and conditional use permits, see response to Question A.11. for a detailed description of the proposed amendments and a list of chapters and sections that would be amended by the proposal. Generally, the proposal is expected to encourage land and shoreline uses consistent with the City's existing plans, including the City's Comprehensive Plan and Shoreline Master Program. The City of Auburn Comprehensive Plan provides the policy guidance with respect to the administration of temporary, administrative and conditional Uses:

General Guidance:

Zoning Code Administration. *There is a particularly direct relationship between the implementation of a Comprehensive Plan and a zoning code. While this Plan seeks to establish a comprehensive framework to guide future development, it also recognizes the need to provide for an efficient decision making process in order to avoid needless and often expensive delays for projects. Consequently, the zoning code and its administration should provide for decision making processes which are related to the significance of the policy issue involved. Minor issues (such as whether a proposed conditional use complies with standards established in the Plan) should be determined in relatively quick administrative processes. Major issues (such as a possible conflict with the Comprehensive Plan Map) should be thoroughly assessed and subject to full public scrutiny (City of auburn Comprehensive Plan, page 15-9).*

Conditional Use Permits. *Conditional use permits should be divided into two classes under the zoning code. Routine permits intended to merely check compliance with standards should be an administrative process with appropriate appeals provisions. Permits involving more substantive policy questions or interpretations should be processed through the hearing examiner system, with appeal to the City Council (City of auburn Comprehensive Plan, page 15-9).*

Policies for Residential Neighborhoods:

Policy LU-45 *Limited commercial uses (such as daycare centers and professional offices) may be permitted, but only under appropriate conditions, by means of conditional use permits*

when landscaping and design features can be used to minimize impacts on surrounding uses and the site is:

- a. Along the border of residential neighborhoods; or
- b. In specific areas where site specific conditions may limit the use of the site for residential uses; or
- c. Along arterials transecting residential neighborhoods.

Polices for Essential Public Facilities:

Policy CF-72 Essential public facilities shall be allowed in those zoning districts in which they would be compatible and impacts can be mitigated. In situations where specific development standards cannot be met, but there is a determination that the facility can be made compatible, the City Council can waive those specific standards with the requirement that appropriate mitigation is provided. The M-2 Zoning District should include broad use categories that allow all essential public facilities that are difficult to site as permitted or conditional uses as appropriate.

Policies for Economic Development:

Policy ED-19 Utilize the future extension of I Street NE as an economic development opportunity. Development of I Street NE should establish it as stand alone corridor and not a "back side" to Auburn Way North. Conditional use permit applications for commercial uses and nursing homes along this corridor and whose impacts can be adequately mitigated should be supported.

Guidance regarding land use designations:

For the Residential Conservancy land use designation:

Compatible Uses: *Low density residential uses consistent with protecting the City's water resources and environmental constraints are appropriate. Low intensity cottage industry appropriate for rural areas may be allowed, subject to review. Various public and quasi-public uses which are consistent with a rural character may be permitted as conditional uses. Resource extractive uses can only be allowed if the basic environmental character of the area is preserved (City of Auburn Comprehensive Plan, page 14-2).*

For the Single Family land use designation:

Compatible Uses: *Single family residences and uses that serve or support residential development, such as schools, daycare centers, churches and parks shall be considered appropriate and may be permitted on a conditional basis. Other public buildings and semi-public uses may be permitted if designed and laid out in a manner which enhances rather than detracts from the residential character of the area. In siting such uses, however, special care shall be given to ensuring adequate parking, landscaping, and traffic circulation with a minimum of conflict with residential uses. Uses which generate significant traffic (such as large churches) should only locate on developed arterials in areas zoned for institutional uses.*

Intrusion of industrial uses into any of these single family areas shall be prohibited. Only very limited commercial uses such as home occupations or strictly limited appropriate conditional uses can be allowed.

Planned developments should be favorably considered in these designations in order to allow optimal flexibility. In providing such flexibility, the emphasis should be on small alley-loaded lot single family development, limited low density multifamily housing and a mixture of types, and design diversity should be sought. Except where conditional use permits have been previously granted, alternate structure types should not exceed more than 40 percent of the units, and alternative structures should in most cases contain no more than four dwelling units each. However, where substantial offsetting community benefits can be identified, such alternative structures may be allowed to contain more than three units each. (City of Auburn Comprehensive Plan, page 14-3).

For the Moderate Density Residential land use designation:

Appropriate Implementation: *This designation can be implemented by two zones:*

- 1) The R-3 - Two-Family (Duplex) Residential District allows single family dwellings and duplexes as permitted uses. Fourplexes, some residential supporting uses, and professional offices are permitted as conditional uses.*
- 2) R-MHP Residential Manufactured Home Park District permits the development of manufactured home parks on property that is at least 5 acres in size. The maximum density per unit should be 5,200 square feet (City of Auburn Comprehensive Plan, page 14-6).*

For the High Density Residential land use designation:

Appropriate Implementation: *This designation can be implemented by two zones:*

- 1) R-4 Multiple Family Residential District permits a full range of residential uses. Residential supporting uses and some professional offices are permitted as conditional uses.*
- 2) R-MHP Residential Manufactured Home Park District permits the development of manufactured home parks on property that is at least 5 acres in size. The maximum density per unit should be 5,200 square feet (City of Auburn Comprehensive Plan, page 14-7).*

For the Public and Quasi-Public land use designation:

Compatible Uses: *Uses more appropriately designated under another category should not be designated under this category, irrespective of ownership. Industrial and commercial uses which are affiliated with and managed by educational institutions for vocational educational purposes may be classified as a public use and permitted on a conditional basis.*

The designation can also be implemented as a conditional use under various zones. Approval of these types of uses (and open space uses), not individually designated on the Plan Map, under a conditional use permit or rezone consistent with or related to

adjacent zoning, shall not be considered inconsistent with the designations under this Plan. (City of Auburn Comprehensive Plan, page 14-9).

For the Light Commercial land use designation:

Compatible Uses: *A wide range of consumer oriented goods and services are compatible within this designation since the emphasis would be on performance criteria which create an attractive shopping environment. However, uses which rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category. Unsightly outdoor storage and similar activities should be prohibited. Permitted uses would consist of retail trade, offices, personal services, indoor eating establishments, financial institutions, governmental offices, and similar uses. Multiple family dwellings should be encouraged on a conditional basis where they do not interfere with the shopping character of the area, such as within the upper stories of buildings. Since taverns can break up the continuity of people oriented areas, taverns would be permitted generally only as a conditional use. Drive in windows should only be allowed as ancillary to a permitted use, and only when carefully sited under the conditional use permit process in order to ensure that an area's pedestrian environment is not seriously affected (City of Auburn Comprehensive Plan, page 14-10).*

For the Neighborhood Commercial land use designation:

Compatible Uses: *In restricted areas (those within neighborhoods), uses must be carefully controlled both in the kind of uses permitted and in terms of design and other performance criteria. A much less restricted type of neighborhood commercial use can be designated near intersections of a major arterial and a residential arterial. A much wider range of commercial activities are appropriate in such an area, including grocery stores, convenience stores, service stations, hardware stores, small restaurants and drinking establishments. However, activities (such as outdoor storage) which can alter the character of these areas into heavier commercial areas should only be permitted on a conditional basis in order to control potential adverse impacts (City of Auburn Comprehensive Plan, page 14-12).*

For Office Residential land use designation:

Compatible Uses: *To be fully effective as a transition or a buffer, residential uses should be permitted on a conditional basis (City of Auburn Comprehensive Plan, page 14-13).*

The proposed amendments regarding administrative and conditional uses would be consistent with the policy guidance found on page 15-9 of the City of Auburn Comprehensive Plan for zoning administration and conditional use permits. The amendments would provide for two levels of review and approval, an administrative use permit approval with decision by the Planning Director for those uses which typically have some potential for impacts to neighboring properties and require some conditioning to ensure that the use is compatible with neighboring properties; and a conditional use permit approval for uses that typically have a greater intensity and/or potential for impacts to surrounding properties, and/or special characteristics that may not generally be appropriate as an outright permitted use within a zone, but that may be appropriate subject to review by the hearing examiner to establish conditions to protect public health, safety and welfare, and to assure compatibility with other uses in the zone.

The Comprehensive Plan also identifies specific uses in certain zones that may occur subject to conditional use review and approval. As currently written, the Plan refers to these uses collectively as "conditional uses", and the authorization of such uses collectively as the approval of a Conditional Use Permit. Consistent with the policy guidance on page 15-9 of the Comprehensive Plan, the proposed amendments would establish two levels of conditional uses, those subject to Administrative Use Permits and those subject to Conditional Use Permits. The required findings of fact would be the same for both permits, however the Planning Director would make the final decision for Administrative Use Permits, while the Hearing Examiner would make the final decision for Conditional Use Permits.

Establishing the two levels of review and approval is consistent with the stated intent of the Comprehensive Plan, however until the Comprehensive Plan could be amended to incorporate the use of the term "administrative use" and "Administrative Use Permit", there would be some inconsistencies in terminology in the policies addressing uses in some zones which refer to "conditional uses" subject to a "Conditional Use Permit" where the proposed amendments would identify the use as an "administrative use" subject to an "Administrative Use Permit". It is anticipated that these terminology inconsistencies will be corrected as part of the 2010 annual Comprehensive Plan update.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The comprehensive plan, critical areas ordinance, and other development regulations, such as the zoning ordinance and shoreline master program, seek to protect these land and shoreline resources and to reduce the effects of development on them. An environmental review under SEPA of all future development that is non-exempt will also be conducted to evaluate a proposal's land use and environmental impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is not expected to affect the total number of housing units or the number or types of commercial developments that could be built in the City of Auburn, therefore the proposal is not expected to increase demands on transportation or public services and utilities as compared with the current zoning regulations.

Proposed measures to reduce or respond to such demand(s) are:

The City has adopted a six-year Transportation Improvement Program (2009-2014) that identifies projects to meet safety needs, capacity needs, access needs, projected funding. The Comprehensive Transportation Plan is an element of the City's overall Comprehensive Plan. It is the City's long-range plan for developing its transportation system over the next 15 years. This plan helps ensure that transportation impacts are adequately monitored and evaluated on a project level and city-wide basis.

The City has an adopted 2008-2014 Capital Facilities Plan. Also, the city actively engages in planning for public facilities. The Comprehensive Water Plan and new Comprehensive Sewer Plan were adopted by the city in 2001. The Comprehensive Drainage Plan was adopted in 2002. A Comprehensive Transportation Plan was adopted in 2005 with updates during the 2006 Comprehensive Plan amendment cycle. These plans help ensure that utility impacts are adequately monitored and evaluated on a project level and city-wide basis.

An environmental review under SEPA for all non-exempt development will be conducted to evaluate environmental impacts. Environmental impacts that must be addressed during the SEPA review process include traffic, public services, and utilities.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal does not conflict with local, state, or federal laws or requirements for protection of the environment.

FINAL STAFF EVALUATION FOR ENVIRONMENTAL CHECKLIST SEP09-0028

Date: September 9, 2009

Project Name: City of Auburn Zoning Code Amendments – Phase 2, Tier 1

Applicant: City of Auburn
Department of Planning, Building, and Community
25 West Main Street,
Auburn, WA 98001-4998
(253) 931-3090

Contact: Chris Andersen, Senior Planner
Department of Planning, Building, and Community
City of Auburn
25 West Main Street,
Auburn, WA 98001-4998
(253) 931-3090

Location: City of Auburn – citywide nonproject action.

Legal Description:

City of Auburn – citywide

S-T-R: N/A Citywide

Principal Parcel Numbers: N/A Citywide

Related Parcel Numbers: N/A Citywide

Parcel Size: N/A Citywide.

Proposal: Amendment of Title 18 of City of Auburn Zoning Code, relating to temporary uses, administrative uses, and conditional uses. See Question A.11 of Environmental Checklist for details of proposal.

Existing Zoning: City-wide non project Action.

Proposed Zoning: The proposal would amend Title 18 of the Auburn City Code. See Question A.11 of Environmental Checklist for details of proposed amendments.

Comprehensive Plan Designation: See Question B.9.f of Environmental Checklist for the Comprehensive Plan land use designations of the zoning districts that would be affected by this proposal.

A. Background: Pursuant to WAC 197-11-340(2), the City of Auburn is required to send any DNS which may result from this environmental review, along with the checklist, to the Washington State Department of Ecology, the U.S. Army Corps of Engineers, other agencies with jurisdiction, affected tribes, and interested parties. Therefore, the City will not act on this proposal for fourteen days after the DNS issuance.

1. through 12. Concur with Environmental Checklist. No additional information to add.

B. Environmental Elements:

- 1. Earth:** Concur with Environmental Checklist.
- 2. Air:** Concur with Environmental Checklist.
- 3. Water:** Concur with Environmental Checklist.
- 4. Plants:** Concur with Environmental Checklist.
- 5. Animals:** Concur with Environmental Checklist.
- 6. Energy and Natural Resources:** Concur with Environmental Checklist.
- 7. Environmental Health:** Concur with Environmental Checklist.
- 8. Land and Shoreline Use:** Concur with Environmental Checklist.
- 9. Housing:** Concur with Environmental Checklist.
- 10. Aesthetics:** Concur with Environmental Checklist.
- 11. Light and Glare:** Concur with Environmental Checklist.
- 12. Recreation:** Concur with Environmental Checklist.
- 13. Historic and Cultural Preservation:** Concur with Environmental Checklist.
- 14. Transportation:** Concur with Environmental Checklist.
- 15. Public Services:** Concur with Environmental Checklist.
- 16. Utilities:** Concur with Environmental Checklist.

C. Conclusion: Based on this analysis, with applicable regulation and mitigation measures identified in the environmental checklist, the proposal can be found to not have a probable significant adverse impact on the environment. The City will require all non-exempt development activities to conduct a project-specific or proposal-specific SEPA evaluation to determine environmental impacts, if any, at the time of application.

Prepared By: Chris Andersen, Senior Planner
Planning, Building, & Community Department
City of Auburn